

## Planning and Zoning Board

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### *Minutes*

Held in the City of Mesa Council Chambers

Date: January 15, 2014 Time: 4:00 p.m.

**MEMBERS PRESENT:**

Randy Carter, Chair  
Beth Coons, Vice-Chair  
Brad Arnett  
Michael Clement  
Lisa Hudson  
Vince DiBella  
Suzanne Johnson  
Michael Clement

**MEMBERS ABSENT:**

**STAFF PRESENT:**

John Wesley  
Kaelee Wilson  
Kim Steadman  
Angelica Guevara  
Margaret Robertson  
Wahid Alam  
Gordon Sheffield  
Julia Kerran

**OTHERS PRESENT:**

Chair Carter declared a quorum present and the meeting was called to order at 4:01 p.m. Before adjournment at 4:21 p.m., action was taken on the following:

It was moved by Vice Chair Coons, seconded by Boardmember Arnett that the minutes of the December 10, 2013, and November 11, 2013 study sessions and regular meeting be approved as submitted. Vote: 7-0

**Consent Agenda Items:** All items identified with an asterisk (\*) were approved with one Board motion.

**Consent Agenda 1:** It was moved by Boardmember Arnett, seconded by Vice Chair Coons that the consent items be approved. Vote: 7-0

**Zoning Cases:** Z14-003

**Preliminary Plats:** 3FOURF Villas, Mesa Spring Training and Riverview Park Subdivision, Leawood

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**Consent Agenda 2:** It was moved by Boardmember Arnett, seconded by Boardmember Hudson that the consent items be approved. Vote: 6-0-1 (abstain Vice Chair Coons)

**Zoning Cases:** Z14-005, Z14-006

**Preliminary Plats:** Farnsworth

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**\*Item:**       **Z14-003 (District 4)** 345 South Shouse Street. Located west of the northwest corner of Broadway Road and Gilbert Road. (1 ± acre). This request will allow the development of a multi-residence townhome development.

**Summary:**     This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Johnson, seconded by Boardmember Arnett

**That:**   The Board approves continuance of zoning case Z13-003 until the February 19, 2014 meeting.

**Vote:**   Passed (7-0)

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**Note:**   *Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also “live broadcasted” through the City of Mesa’s website at [www.mesaaz.gov](http://www.mesaaz.gov)*

## MINUTES OF THE JANUARY 15, 2014 PLANNING AND ZONING MEETING

**Item: Z14-004 (District 5)** 4004 East Hermosa Vista Drive (north side). Located south and east of McDowell Road and Val Vista Drive. (12.7± acres). This request will allow the development of a single-residence subdivision.

**Summary:** Staff member Wahid Alam gave a short presentation of the case. Mr. Alam stated that the proposed subdivision is following the Citrus Sub Area Development Plan.

Michael Norbert, of 2521 North Maple, was in attendance to speak on the case. Mr. Norbert expressed his concerns regarding the wall at the western perimeter of the proposed Armstrong citrus Property. He stated that he was present to receive assurance that the wall's security will be addressed.

The applicant, Paul Dugas, stated that he was more concerned with the wall and the perimeter security along the canal at the property's eastern edge. Mr. Dugas said that the wall in question is in pretty good shape. He stated that he would look at the wall with Mr. Norbert to assess its condition. Mr. Dugas stated that he will not replace the western wall, however he will make all necessary repairs.

It was moved by Boardmember DiBella, seconded by Boardmember Clement

**That:** The Board approves of zoning case Z13-004 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, preliminary plat and elevations submitted (without guarantee of lot yield, building count, lot coverage).
2. Administrative Review and approval of product to demonstrate compliance with the Building Form Standards established in the Zoning Ordinance, compliance with the Residential Development Guidelines, and the Citrus Sub-Area Plan.
3. Provide pedestrian access gates to the canal banks at the end of the cul-de-sacs within the tracts.
4. Increase the width of the tract adjacent to the west property line to be a minimum of 15 feet wide.
5. Provide vehicular turnaround in the public right-of-way of Hermosa Vista Drive.
6. Preserve existing citrus trees along the RWCD canal bank and along the west property line and plant new citrus trees along the north and south property lines.
7. Retention basin design shall be irregular in shape and contoured to be more natural looking and free-form.
8. Enhance the design of the proposed view fence along the canal bank with stone veneer themed pilasters at regular intervals and at the pedestrian gates to match the proposed theme wall "a" as shown on landscape exhibits (page 2).
9. Perimeter walls including view fences and entry gates shall be compatible in color, material and texture.
10. Compliance with all requirements of the Subdivision Technical Review Committee including addressing the need for a turn-around at Hermosa Vista Drive.
11. Dedicate the right-of-way required under the Mesa City Code at the time of application for a

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building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.

12. All street improvements and street frontage landscaping to be installed in the first phase of construction.
13. Full compliance with all current Code requirements and regulations, unless modified through appropriate review and approval of the modifications outlined in the staff report.
14. Developer of the subdivision shall prepare CC&R's to clearly indicate the number and location of citrus trees to be preserved, maintained including flood irrigation along public and private streets and on individual lots within the subdivision. Deed restrictions in the CC&R's should require the maintenance and/or replacement of citrus trees that become unsightly or die.
15. Owner granting an Avigation Easement and Release to the City, pertaining to Falcon Field Airport.
16. Written notice be provided to future residents, and acknowledgment received that the project is within 2 miles of Falcon Field Airport.
17. Noise attenuation measures are incorporated into the design and construction of the homes to achieve a noise level reduction of 25 db.

**Vote:** Passed 6-0-1 (abstain Vice Chair Coons)

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## MINUTES OF THE JANUARY 15, 2014 PLANNING AND ZONING MEETING

**\*Item:**       **Z14-005 (District 2)** 5656 East Albany Street (north side). Located north and east of North 56<sup>th</sup> Street and East Main Street. (32± acres). This request will establish City of Mesa zoning on previously annexed property.

**Summary:**     This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Arnett, seconded by Boardmember Hudson

**That:** The Board approves continuance of zoning case Z13-005 until the February 19, 2014 meeting.

**Vote:** Passed 6-0-1 (abstain Vice Chair Coons)

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## MINUTES OF THE JANUARY 15, 2014 PLANNING AND ZONING MEETING

**\*Item:**        **Z14-006 (District 2)** 5656 East Albany Street (north side). Located north and east of North 56<sup>th</sup> Street and East Main Street. (32± acres). This request will allow the development of a single-residence subdivision.

**Summary:**    This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Arnett, seconded by Boardmember Hudson

**That:**    The Board approves continuance of zoning case Z13-006 until the February 19, 2014 meeting.

**Vote:**    Passed 6-0-1 (abstain Vice Chair Coons)

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## MINUTES OF THE JANUARY 15, 2014 PLANNING AND ZONING MEETING

**Item:** **GPMInor14-002 (District 1)** 3200 to 3300 blocks of East McKellips Road (north side) and the 2000 to 2100 blocks of North 32nd Street (east side). Located at the northeast corner of McKellips Road and 32nd Street. (37.07± acres.) Minor General Plan Amendment to adjust the boundaries of the existing Mesa 2025 General Plan Land Use Designation from PSP to LDR1-2. This request will allow single-residence development.

**Summary:** No citizens were present for comment regarding cases GPMInor14-002 and Z14-002.

It was moved by Boardmember Johnson, seconded by Boardmember Arnett

**That:** The Board recommends to the City Council adoption of zoning case GPMInor14-002.

**Vote:** Passed 6-0-1 (abstain Boardmember Hudson)

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## MINUTES OF THE JANUARY 15, 2014 PLANNING AND ZONING MEETING

**Item:**           **Z14-002 (District 1)** 3200 to 3300 blocks of East McKellips Road (north side) and the 2000 to 2100 blocks of North 32nd Street (east side). (37.07± acres.) This request will allow the development of a single-residence subdivision.

**Summary:**       No citizens were present for comment regarding cases GPMinor14-002 and Z14-002.

It was moved by Boardmember Johnson, seconded by Boardmember Arnett

**That:** The Board recommend to the City Council approval of zoning case Z13-045 conditioned upon:

1. Compliance with the basic development as described in the project narrative, Preliminary Plat, and landscape plans provided.
2. Full compliance with all City development codes and regulations.
3. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
4. All offsite street improvements and street frontage landscaping to be installed in the first phase of construction unless otherwise approved by the City of Mesa.
5. Compliance with all requirements of the Subdivision Technical Review Committee.
6. Compliance with the Residential Development Design Guidelines.
7. View fences shall comply with the City of Mesa pool fence barrier regulations.
8. All housing product is subject to Zoning Ordinance standards related to building form requirements and will be reviewed under a separate Administrative Design Review application and approval process.
9. Owner shall grant an Avigation Easement and Release to the City, pertaining to Falcon Field Airport which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map, prior to the issuance of a building permit).
10. Written notice be provided to future residents, and acknowledgment received that the project is within 3 mile(s) of Falcon Field Airport.
11. Noise attenuation measures be incorporated into the design and construction of the homes to achieve a noise level reduction as required by Code.
12. Lots 13 through 19 shall have a minimum rear yard setback for the optional guest house/casita or RV garage of 30'. Rear yard setbacks for livable area on single-story homes is 45'. Rear yard setbacks for livable area on two-story homes is 65'.

**Vote:** Passed 6-0-1 (abstain Boardmember Hudson)

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## MINUTES OF THE JANUARY 15, 2014 PLANNING AND ZONING MEETING

**\*Preliminary Plat of 3FOUR5 Villas (District 4)** 345 South Shouse Street. Located west of the northwest corner of Broadway Road and Gilbert Road. (1 ± acre). This request will allow the development of a multi-residence townhome development.

**Summary:** This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Johnson, seconded by Boardmember Brad Arnett

**That:** The Board approves continuance of the Preliminary Plat of 3FOUR5 Villas until the February 19, 2014 meeting.

**Vote:** Passed (7-0)

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## MINUTES OF THE JANUARY 15, 2014 PLANNING AND ZONING MEETING

**Preliminary Plat of Armstrong Citrus Property (District 5)** 4004 East Hermosa Vista Drive (north side). Located south and east of McDowell Road and Val Vista Drive. (12.7± acres). This request will allow the development of a single-residence subdivision.

**Summary:** Staff member Wahid Alam gave a short presentation of the case. Mr. Alam stated that the proposed subdivision is following the Citrus Sub Area Development Plan.

Michael Norbert, of 2521 North Maple, was in attendance to speak on the case. Mr. Norbert expressed his concerns regarding the wall at the western perimeter of the proposed Armstrong citrus Property. He stated that he was present to receive assurance that the wall's security will be addressed.

The applicant, Paul Dugas, stated that he was more concerned with the wall and the perimeter security along the canal at the property's eastern edge. Mr. Dugas said that the wall in question is in pretty good shape. He stated that he would look at the wall with Mr. Norbert to assess its condition. Mr. Dugas stated that he will not replace the western wall, however he will make all necessary repairs.

It was moved by Boardmember DiBella, seconded by Boardmember Johnson

**That:** The Board approved the Preliminary Plat of Armstrong Citrus Property

**Vote:** Passed 6-0-1 (abstain Vice Chair Coons)

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**\*Preliminary Plat of Farnsworth (District 2)** 5656 East Albany Street (north side). Located north and east of North 56<sup>th</sup> Street and East Main Street. (32± acres). This request will allow the development of a single-residence subdivision.

**Summary:** This plat was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Arnett, seconded by Boardmember Hudson

**That:** The Board approves the continuance of the Preliminary Plat of Farnsworth to the February 19, 2014 meeting.

**Vote:** Passed 6-0-1 (abstain Vice Chair Coons)

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## MINUTES OF THE JANUARY 15, 2014 PLANNING AND ZONING MEETING

**Preliminary Plat of Estates at 32<sup>nd</sup> Street (District 1)** 3200 to 3300 blocks of East McKellips Road (north side) and the 2000 to 2100 blocks of North 32<sup>nd</sup> Street (east side). Located at the northeast corner of McKellips Road and 32<sup>nd</sup> Street. This request will allow the development of a single-residence subdivision.

**Summary:** No citizens were present for comment regarding cases GPMInor14-002 and Z14-002.

It was moved by Boardmember Johnson, seconded by Boardmember Arnett

**That:** The Board approved the Preliminary Plat of the Estates at 32<sup>nd</sup> Street

**Vote:** Passed 6-0-1 (abstain Boardmember Hudson)

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## MINUTES OF THE JANUARY 15, 2014 PLANNING AND ZONING MEETING

**\*Preliminary Plat of Mesa Spring Training and Riverview Park Subdivision (District 1)** 2100 West 8<sup>th</sup> Street. Located west of Dobson Road and south of the Loop 202 Red Mountain Freeway (170± acres).

**Summary:** This plat was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Johnson, seconded by Boardmember Brad Arnett

**That:** The Board approved the Preliminary Plat of Mesa Spring Training and Riverview Park Subdivision

**Vote:** Passed (7-0)

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## MINUTES OF THE JANUARY 15, 2014 PLANNING AND ZONING MEETING

**\*Preliminary Plat of Leawood (District 2)** 4125 East Southern Avenue (south side). Located west of the SWC of Southern Avenue and Greenfield Roads. (6.2 ± acres). This request will allow the development of a single-residence subdivision.

**Summary:** This plat was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Johnson, seconded by Boardmember Brad Arnett

**That:** The Board approved the Preliminary Plat of Leawood

**Vote:** Passed (7-0)

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Respectfully submitted,

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John Wesley, Secretary  
Planning Director

Minutes written by Julia Kerran, Planning Assistant

JK:  
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